

MAKHADO MUNICIPALITY

DETERMINATION OF CHARGES IN TERMS OF SECTION 75 OF THE LOCAL GOVERNMENT MUNICIPAL SYSTEMS ACT, 2000, AS AMENDED

TOWN-PLANNING RELATED APPLICATIONS' FEES

In terms of section 75 of the Local Government: Municipal Systems Act, 2000, as amended, notice is hereby given that the Makhado Municipality in terms of section 75A of the said Act, by Special Resolution dated 31 May 2020, amended the Tariff of Charges for all town-planning related applications with effect of 1 July 2020 by the following:

Application in terms of the Town Planning and Townships Ordinance, (1986), Makhado Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2017 and Makhado Land Use Management Scheme, 2009	2019/20 Financial Year
SUBDIVISIONS	
Subdivision of erf/property into 5 or lesser portions in terms of [Section 66 (2)(a)] of the Makhado Local Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2017 or [Section 92 (1)(a)] of the Town planning and Townships Ordinance, 1986	R2068.10 (Also applicable to the applications in terms of Division of Land Ordinance)
Subdivision of erf/property into more than five portions in terms of [Section 66 (2)(a)] of the Makhado Local Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2016 or [Section 92 (1)(a)] of the Town Planning and Townships Ordinance, 1986, read together with Schedule 17 (8) (a) (ii)	R 2067.10plus R165.50per portion
Amendment of a Subdivision plan in terms of Section 69 of the Makhado Local Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2017 or [Section 92 (4) (c)] of the Town Planning and Townships Ordinance, 1986	R825.60
Application in terms of Section 69 of the Makhado Local Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2017 or [Section 92 (4) (a) and 92(4) (b)] of the Town Planning and Township Ordinance, 1986 for the amendment of conditions of an approved subdivision application or cancellation of approval.	R827.50
Application for Extension of Subdivision in terms of [Section 68(2)] of the Makhado Local Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2017	R413.10
CONSOLIDATIONS	
Consolidation of Erven/property in terms of [Section 72 (2)] of the Makhado Local Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2017 or [Section 92 (1)(b)] of the Town planning and Townships Ordinance, 1986	R1102.50
Amendment of a Consolidation plan in terms of [Section 92 (4) (C)] of the Town Planning and Townships Ordinance, 1986 and Makhado Local Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2017	R689.30
Application in terms of [Section 92 (4) (a) and 92(4) (b)] of the Town Planning and Townships Ordinance, 1986 and Makhado Local Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2017 for the amendment of conditions of an approved Consolidation application or cancellation of approval.	R827.50
Simultaneous Subdivision and Consolidation	R2206.30
Extension of consolidation in terms of [Section 73(2)] of the Makhado Local Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2017	R413.10

Application in terms of the Town Planning and Townships Ordinance, (1986), Makhado Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2017 and Makhado Land Use Management Scheme, 2009		2020/21 Financial Year
SUBDIVISION AND CONSOLIDATION		
Simultaneous Subdivision and Consolidation in terms of Section 66 (2)(a), 72 (2) of the Makhado Local Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2017 or Section 92 of the Town Planning and Townships Ordinance, 1986		R2206.30
Amendment of a Subdivision and Consolidation plan in terms of [Section 92 (4) (C)], Section 69 and Section 72 of the Makhado Local Municipality Spatial planning, Land Development and Land Use Management By-Law, 2009.		R827.50
Application in terms of [Section 92 (4) (a) and 92(4) (b)] of the Town Planning and Townships Ordinance, 1986 and [Section 69, and 72] of the Makhado Local Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2009 for the amendment of conditions of an approved Subdivision and Consolidation application or cancellation of approval.		R827.50
APPLICATION IN TERMS OF MAKHADO LOCAL MUNICIPALITY SPATIAL PLANNING, LAND DEVELOPMENT AND LAND USE MANAGEMENT BY-LAW 2016		
Permanent Closer of Public Place in terms of [Section 74(2)] of the Makhado Local Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2017		R2068.10
AMENDMENT OF LAND USE SCHEME/REZONING		
Amendment of Land Use Scheme/Rezoning in terms of [Section (63) (1)] of the Makhado Local Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2017 or [Section (56) (1)] of the Town Planning and Townships Ordinance, 1986		R4128.40(Excluding placement of notices/proclamation on the Provincial Gazette, if the applicant want the Municipality to place a notice after approval and additional amount of R2068.10 must be added or paid)
Every erf/property additional to the first erf/property		R1843.50 per erf/property (irrespective of consolidation). This may be applicable in a proclaimed area/township.
TOWNSHIP ESTABLISHMENT		
Township establishment in terms of [Section (56) (1)] of the Makhado Local Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2017 or [Section 96 and 69 (1)] of the Town planning and Townships Ordinance, 1986		R6145.70 plus R65.70 per 100 erven (rounded off to the nearest 100)
Application for the extension of boundaries of approved township in terms of [Section (56) (1)] of the Makhado Local Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2017 or [Section 88(1)] of the Town planning and Townships Ordinance, 1986		R3276.50 plus R69.10 per 100 erven (rounded off to the nearest 100)
Alteration or amendment of condition and general plan of approved township in terms of [Section 56 (5)] of the Makhado Local Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2017 or [Section 89(1)] of the Town Planning and Townships Ordinance, 1986		R2757.60
Application for amendment of documents in terms of [Section 59 (9)] of the Makhado Local Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2017		R1378.80
Total or partial cancellation of General plan of approved township in terms of Section 69 (1) of the Makhado Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2017 or [Section 89 (1)] of the Town Planning and Townships Ordinance, 1986		R2757.60
Division or Phasing of township in terms of [Section 57(1)] of the Makhado Local Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2017		R2068.10

Application in terms of the Town Planning and Townships Ordinance, (1986), Makhado Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2017 and Makhado Land Use Management Scheme, 2009	2020/21 Financial Year
REMOVAL OF RESTRICTIVE CONDITIONS	
Removal, Amendment or Suspension of a restrictive or obsolete condition, servitude or reservation registered against the Title deed of land in terms of [Section 64 (2)] of the Makhado Local Municipality Spatial Planning, Land Development and Land Use Management, 2017	R2757.60
Consent Use application in terms of Makhado Local Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2009 and Makhado Land Use Scheme, 2009	
[Section 75(1)] of the Makhado Local Municipality Spatial, Land Development and Land Use Management By-Law, 2017, Clause 22 and Clause 23 Uses for: Mobile Dwelling Unit, Dwelling unit for caretaker, Dwelling Unit related to but subordinate to the main use, Dwelling units used for permanent staff, Municipal Purposes, Informal Business, Dwelling units only for key staff, Duet dwelling, Additional Dwelling Unit, Granny Flat.	R827.50
[Section 75(1)] of the Makhado Local Municipality Spatial, Land Development and Land Use Management By-Law, 2017, Clause 22 and Clause 23 Uses for: Institution, Place of Instruction, Place of Public worship, Place of amusement, Social hall, Animal care centre, Taxi Rank, Recreation and Fitness Centre	R1378.80
[Section 75(1)] of the Makhado Local Municipality Spatial, Land Development and Land Use Management By-Law, 2017, Clause 22 and Clause 23 Uses for: Conference Facility, Overnight Accommodation, Accommodation and related facilities for visitors, Residential Building, Guesthouse, Private Club, Rural General Dealer, Place of Refreshment, Restaurant, Commercial Use, Wholesale Trade, Bed and Breakfast, Household Enterprise, Service Industry, Dwelling Office, Office subservient to the main use, Retirement Village, Private Club and Hotel	R2068.10
[Section 75(1)] of the Makhado Local Municipality Spatial, Land Development and Land Use Management By-Law, 2017, Clause 22 and Clause 23 Uses for: Commune, Spaza, Kiosk, Tea Garden, Public Phone Shop, Business / trade related to conservation / tourism for convenience of staff & visitors, Other uses as permitted in terms of relevant declaration legislation, Nursery and Art Dealer & Gallery	R551.30
[Section 75(1)] of the Makhado Local Municipality Spatial, Land Development and Land Use Management By-Law, 2017, Clause 22 and Clause 23 Uses for: Filling Station, Funeral Parlour, Public Garage, Dry Cleaner, Bakery, Scrap Yard, Panel Beater and Builders Yard	R4136.20
Telecommunication Mast	R 1378.80
Temporary Consent [Section 77(1)] of the Makhado Local Municipality Spatial, Land Development and Land Use Management By-Law, 2017 and Clause 24 of the Makhado Land Use Scheme, 2009	R413.10 per request
Consent application renewal	It will be determined by the land use rights
RELAXATION FEES IN TERMS OF THE MAKHADO LAND USE SCHEME, 2009	
Relaxation of Height, Coverage, FAR and Density	R 827.50
Building line relaxation, Town (Residential)	R1378.80per line (Side and Rear) [Note: Amount for two lines will be R 2757.60.00]
Building line relaxation, Townships (Waterval, Makhado-A, Tshikota, Hlanganani, and Ha-Tshikota) and communal areas (villages)	R689.30 Per line (Side and Rear) [Note: Amount for two lines will be R 1376.10]
Building line relaxation of other uses than residential (Note: only those permitted as per Makhado Land Use Scheme, 2009.)	R 2068.10
Relaxation of parking requirements	R 4136.20Per parking [To the

Application in terms of the Town Planning and Townships Ordinance, (1986), Makhado Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2017 and Makhado Land Use Management Scheme, 2009	2020/21 Financial Year
	Maximum of Ten Parking only and satisfaction of the Municipality]. Relaxation permission can or not be granted.
Relaxation of Lines of no access	R 4136.10
Approval/Consideration of Site Development plan	Amount will be obtained from Building Section
If Site Development Plan include Building line relaxation in Town	R1378.80 per line
OTHER FEES	
Issuing of Zoning Certificate/Information pertaining zoning of the Property	R69.10 per erf
Issuing of Regulation 38 Certificate	R551.30
Extension of validity period of approval	R413.10 per request
Re-issuing of any notice of approval of any application	R69.10
Hard Copy of SDF, LSDF, Makhado Land Use Scheme, 2009, Makhado compaction and Densification Policy, 2011 and Makhado Municipality Spatial Planning, Land Development and Land Use Management By-Law	R689.30
Provision of erf measurements with map by GIS section	R69.10
Fine for contravening to the Makhado Land Use Scheme,2009 and Makhado Local Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2016	First notice (none) and a fine of R6893.70 for Second notice.
Identification of Pegs	R413.10
Encroachment on the Municipal Property/Area	R 276.20 (monthly) if matter not addressable
Submission of appeal (To be considered by Appeal Authority)	R1843.60

Civic Centre, No 83 Krogh Street
MAKHADO

File No. 1/3/8/2
Notice No. 78 of 2020
Date of Publication:

MR N F TSHIVHENGWA
MUNICIPAL MANAGER